

MEETING:	PLANNING COMMITTEE
DATE:	16 MARCH 2016
TITLE OF REPORT:	160202 - PROPOSED TWO STOREY SIDE EXTENSION AT 48 MOUNT CRESCENT, HEREFORD, HEREFORDSHIRE, HR1 1NJ For: Mr & Mrs Withers per Mr Julian Scriven, Long Orchard, 5 Overbury Road, Hereford, Herefordshire, HR1 1JE
WEBSITE LINK:	https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160202&search=160202
Reason Application submitted to Committee – Member of Staff Application	

Date Received: 22 January 2016
Expiry Date: 18 March 2016

Ward: Aylestone Hill

Grid Ref: 352767,240394

Local Member: Councillor MD Lloyd-Hayes

1. Site Description and Proposal

- 1.1 The application site is located in the Tupsley area of Hereford, on the western side of the city, north of the Ledbury Road at its junction with Folly Lane/Church Road, and comprises a residential area of post war semi detached dwellings, on level ground.
- 1.2 The two storey semi-detached property is on a corner plot with Mount Crescent/Seaton Avenue and is orientated at 45 degree angle to the roadsides of Mount Crescent/Seaton Avenue. It is finished externally in an off white render over a brick plinth, and a clay tile roof. The building has a bay window to ground and first floor on the front elevation. There is a small flat roof detached single garage to the side of the house, beyond which lies the garage of a neighbouring dwelling.
- 1.3 The proposal involves the provision of a two storey side extension in a matching design and finish. This is some 3.4 metres wide, 6.7 metres deep, 5 metres to eaves and 7.7 metres to ridge height (some 0.5 metres lower than the existing roof line). The proposed extension is stepped back from the front of the existing building by 0.4 metres. New windows are detailed at ground and first floor on the front and rear elevations with no openings on the proposed side elevation.
- 1.4 Internally a master bedroom and en-suite is proposed at first floor, with playroom and utility room at ground floor.
- 1.5 The existing single storey garage would remain in situ along with the single space hardstanding area in front which is accessed off Mount Crescent (an unclassified road).

2. Policies

2.1 Herefordshire Local Plan: Core Strategy

- SS1 - Presumption in Favour of Sustainable Development
- SD1 - Sustainable Design and Energy Efficiency
- LD1 - Landscape and Townscape
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

2.2 NPPF:

Chapter 6: Delivering a Wide Choice of High Quality Homes.
Chapter 7: Requiring Good Design.

2.3 NPPG:

Design (ID26): Form, Scale, Details, Materials.

3. Planning History

3.1 DCCE2004/1604/F Two Storey Side Extension: Approved 18th June 2004(not implemented).

4. Consultation Summary (Consultation End Date 25/2/2016).

4.1 Statutory Consultations:

None.

4.2 Internal Council Consultations:

None.

5. Representations

5.1 Hereford City Council: No objection

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160202&search=160202>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 The proposal is subservient to the host dwelling, being set back from the front wall and a lower ridgeline. External materials of render under a tiled roof are to match. It is therefore considered that the design respects the host dwelling which remains the dominant feature. Being on a

corner plot the scale respects the heights and proportions of surrounding residential development and will therefore be an acceptable visual building within the street scene.

- 6.2 The proposed window to window separation between the proposed front elevation and nearest dwellings on the opposite side of the road is 24 metres (to 24 Seaton Avenue) and 21 metres (to 65 Mount Crescent). To the rear the separation would be 36 metres (to 18 Lyndhurst Avenue). In practice the new window openings would be no closer than those windows that already exist on the front and rear elevations. This means that existing neighbouring amenity would be safeguarded by the proposal. There would not be any new adverse overlooking of neighbouring dwellings from proposed first floor windows.
- 6.3 The proposal would not result in any appreciable, adverse loss of daylight or sunlight to neighbouring dwellings. Overall this accords with the aims of Policy SD1 of the Core Strategy.
- 6.4 The proposal will provide for additional living space within the dwelling, and does not give rise to any additional parking demand at this location. This accords with Policy MT1 of the Core Strategy, having regard to the location of the site and the need to promote sustainable travel choices.
- 6.5 In conclusion the proposal will provide enhanced accommodation of matching design and materials with no detrimental impact on adjoining neighbours or streetscene. Accordingly the development is considered to accord with the Development Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B01 - Development in accordance with the approved plans (Drawing JS/161/15/2)**
- 3. **I16 - Restriction of hours during construction**

INFORMATIVES:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

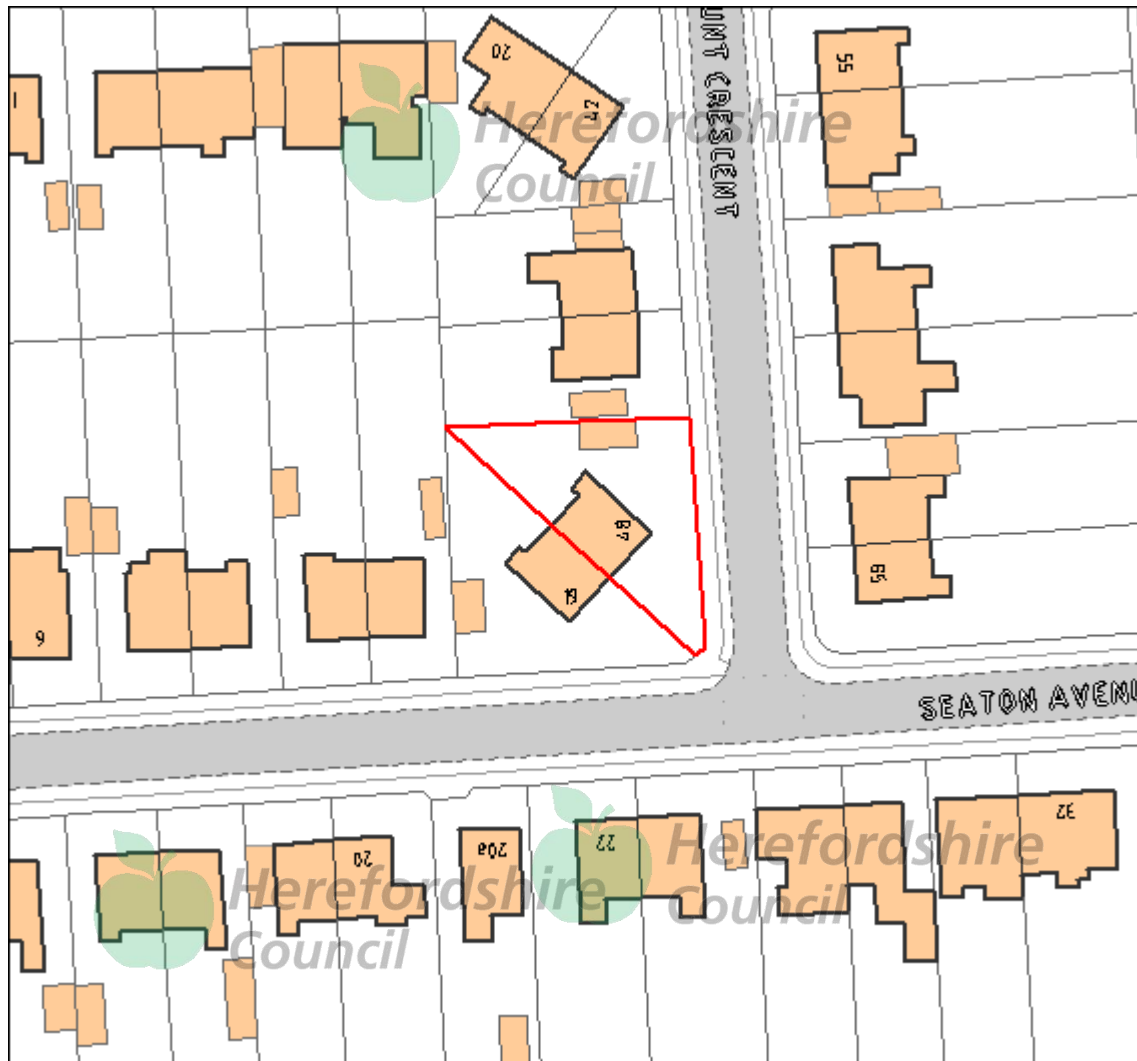
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 160202

SITE ADDRESS : 48 MOUNT CRESCENT, HEREFORD, HEREFORDSHIRE, HR1 1NJ

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